

Resolution No. ZSR-22-21 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on July 7, 2022 at the offices of the Suffolk County Planning Commission with respect to the application of “**Town of Southampton Draft Housing Plan**” located in the Town of Southampton
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **August 3, 2022**, now therefore, be it
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action,  
Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** the Draft Housing Plan - Town of Southampton New York, May, 2022 with the following Comments:

Comments:

1. The Draft Housing Plan – Town of Southampton New York (May 2022) should contain a passage that commits the Town to include, as a set aside from constructed Workforce/affordable housing units, a certain percentage that are accessible and inclusive for individuals with developmental disabilities.
2. The Town should consider the Suffolk County Planning Commission Guidebook Section 4.3 regarding Renewable Energy and Energy Efficiency and incorporate, where practical guiding principles therein that promote the installation of renewable energy systems that take advantage of our local solar, wind and geothermal resources.
3. It is noted that part of the Town of Southampton is designated by the New York State Department of Environmental Conservation (NYS DEC) as a Potential Environmental Justice Area (PEJA). The Housing Plan- Town of Southampton should address procedures to accommodate the goal of Environmental Justice on those neighborhoods in the Town identified by the New York State Department of Environmental Conservation.
4. The Town of Southampton should be advised that all matters referred to the Suffolk County Planning Commission pursuant to New York State General Municipal Law, Sections 239 I – n and the Suffolk County Administrative Code Sections A14-14 – 25 that are situated within or adjacent to a Potential Environmental Justice Area shall be considered by the Suffolk County Planning Commission to be Regionally Significant pursuant to Section 1.3 of the Suffolk County Planning Commission Guidebook.
5. The Draft Housing Plan, Town of Southampton New York – May 2022 should investigate standards and guidelines to accommodate the intent and recommendations of Environmental and Social Justice initiatives when considering the locations for affordable and rental housing projects and seek “Opportunity Areas” for the above mentioned housing projects (see Analysis of Impediments to Fair Housing Choice 2020 Suffolk County Department of Economic Development and Planning).

6. The Town should review the Suffolk County Planning Commission Guidelines on Public Safety and incorporate into the Town of Southampton Housing Plan practical elements therein.
7. The Housing Plan should make mention of the Suffolk County Planning Commission guidelines on Managing Stormwater – Natural vegetation and Green methodologies and the Commissions Parking Stall Demand Reduction study and Model Code. The Draft Housing Plan – Town of Southampton (May 2022) referred to the Suffolk County Planning Commission from the Southampton Town Board does not address environmental protection in terms of broad sustainability. The plan does not mention renewable resources, climate change, or protection of natural resources. While the Housing document does not focus on design. The Housing Plan should make mention of the use of natural vegetation and green methodologies for the treatment of storm water runoff. Moreover, the use of Parking stall demand reduction techniques can increase density on site while reducing overall parking surface area and may also increase on site green space.

Town of Southampton Housing Plan  
Town of Southampton

**COMMISSION ACTIONS OF APPROVED RESOLUTION**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Vacant – At Large</b>				
<b>CASEY, JENNIFER - Town of Huntington</b>	X			
<b>CHU, SAMUEL – Town of Babylon</b>	X			
<b>CONDZELLA, JOHN – Town of Riverhead</b>	X			
<b>COVERDALE, JOHN – Town of Brookhaven</b>				X
<b>DOTY, DAVID – Town of East Hampton</b>	X			
<b>FINN, JOHN - Town of Smithtown</b>	X			
<b>FLYNN, DANIEL – Town of Southampton</b>	X			
<b>GALLE, ELIZABETH - Town of Shelter Island</b>				X
<b>GERSHOWITZ, KEVIN G.- At Large</b>				X
<b>KAUFMAN, MICHAEL - Villages under 5,000</b>	X			
<b>KITT, ERROL – At Large</b>	X			
<b>MCCARTHY, TIMOTHY – Town of Islip</b>				X
<b>MCCARHTY, THOMAS - Town of Southold</b>				X
<b>PERRY, LISA – Villages Over 5,000</b>	X			

Motion: Commissioner Flynn

Present: 9

Seconded: Commissioner Kaufman

Absent: 5

Voted: 9

Abstentions: 0

Recused: 0

DECISION: Approved